



CANNON BUILDING
861 SILVER LAKE BLVD., SUITE 203
DOVER, DELAWARE 19904-2467

STATE OF DELAWARE
DEPARTMENT OF STATE

DIVISION OF PROFESSIONAL REGULATION

TELEPHONE: (302) 744-4500
FAX: (302) 739-2711
WEBSITE: WWW.DPR.DELAWARE.GOV

PUBLIC MEETING MINUTES:	DELAWARE REAL ESTATE COMMISSION
MEETING DATE AND TIME:	Thursday, July 11, 2013 at 9:00 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , Second Floor of the Cannon Building
MINUTES FOR APPROVAL	August 8, 2013

MEMBERS PRESENT

Michael Harrington, Sr., Professional Member, Chairman
Andrew Staton, Professional Member, Vice Chairman
Ricky H. Allamong, Professional Member, Secretary
Christopher J. Whitfield, Professional Member
Vincent M. White, Professional Member
Gilbert Emory, Public Member
James C. Brannon, Jr., Public Member
Joseph F. McCann, Public Member

DIVISION STAFF/ DEPUTY ATTORNEY GENERAL

Eileen Kelly, Deputy Attorney General
Sandra Wagner, Administrative Specialist III

MEMBERS ABSENT

Patricia O'Brien, Public Member

ALSO PRESENT

Danielle Benson, REC Education Committee
Denise Tatman, DAR
Howard Fortunato, Home Inspector
Vera Spitz, Wilcox & Fetzer LTD

CALL TO ORDER

Mr. Harrington called the meeting to order at 9:00 a.m.

REVIEW OF MINUTES

Mr. Staton made a motion, seconded by Mr. Whitfield, to approve the minutes of the meeting held on June 13, 2013. By unanimous vote, the motion carried.

NEW BUSINESS

Hearing – Lauren Felton- Proposed to Deny

Please see below for hearing minutes.

Hearing – Jennifer Stein – Propose to Deny

Please see below for hearing minutes.

Education Committee Report

Danielle Benson addressed the Commission regarding the Committee's education approvals. Ms. Benson discussed with the Commission about licensee's wanting to take the same modules but different course subjects and use the additional credits as electives. Ms. Benson said the rules and regulations require the student to submit a request to change a module to be in module 7. The Commission would rather have the education committee look over the requests submitted by the students to approved or deny moving a module to another module. Mr. White asked Ms. Benson how the approval would be kept on file. Ms. Benson said that they would show in the minutes and the licensee would have the approval notice from sending it into the education committee for approval. Mr. Harrington asked Ms. Benson to have the education committee draft a rule for this subject for the Commission to review at the next meeting. Mr. Allamong made a motion, seconded by Mr. Whitfield, to approve the education committee to come up with language for any course approved by the Commission could also be used to satisfy for module 7. The new rule would go under education guidelines number 13.1.3. By unanimous vote, the motion carried.

Ms. Benson spoke to the Commission about negative course evaluations and that the Education Committee drafted a letter to go out to instructors that have negative evaluations. Mr. White asked if the Commission seen the letter that the Education Committee was sending out. Ms. Wagner will get a copy of the language and send this to the Commission for review. Ms. Benson stated that Ms. Williams, Administrative Specialist for the Education Committee has been getting numerous complaints by phone about courses starting late and ending late. The Education Committee would like to have the Instructor give the location and times of the courses so that the Education Committee can randomly attend. Mr. White made a motion, seconded by Mr. Staton, to table the discussion about the letter going to the instructors and the random attendance of the Education Committee, so that the Commission could discuss this at their next meeting. By unanimous vote, the motion carried.

Recommendation to Approve and Deny Course Providers, Instructor Applications and Student Requests as Noted

Mr. Staton made a motion, seconded by Mr. White, to approve to the education approvals submitted to the Education Committee. By unanimous vote, the motion carried.

Applications for Licensure

Ratification of Salesperson Applications

Mr. Staton made a motion, seconded by Mr. White, to ratify the following applications for salespersons:

Milkey Aragaw, Provost Realty Associates, Newark, DE
Margaret Bauducco, Keller Williams Realty at the Beach, Rehoboth Beach, DE
Katherine Bitel, Keller Williams Realty at the Beach, Rehoboth Beach, DE
Lin Chin, Long & Foster, Wilmington, DE
Karen Coleman, Coldwell Banker Residential Brokerage, Bethany Beach, DE
Michael Davolos, Long & Foster Real Estate, Inc, Greenville, DE
John Dewar, Harrington ERA Realty, Dover, DE
Marylou Dodge, Long & Foster Real Estate, Inc, Rehoboth Beach, DE
Philip Green, Long & Foster Real Estate Inc., Media, PA
David Horwitz, PRS Real Estate Group, Wilmington, DE

Sandra Mattes, Long & Foster Real Estate Inc., Ocean City, MD
Donnell McNair, Keller Williams Central DE, Dover, DE
Katherine Moore, Harrington ERA Realty, Inc., Dover, DE
Nancy Nallin, Maggio Shields Real Estate, Rehoboth Beach, DE
Xuan Peng, Provost Realty Associates, Wilmington, DE
Cody Revel, Home Team Realty, Seaford, DE
Maximo Rodriguez, Patterson Schwartz, Hockessin, DE
Darren Thomas, Keller Williams, Christiana, DE
Stanley Tobin, Coldwell Banker Resort Realty, Seaford, DE
Christopher Ulp, Weichert Realtors, Wilmington, DE
Kia Williams, Century 21 All Elite, Inc., Brookhaven, PA
Steven Kozlowski, Long & Foster Real Estate Inc., Bear, DE
Barbara Kenyon, Long & Foster Real Estate, Inc., Bethany Beach, DE
Christopher Shultz, Brokers Realty Group, LLC, Wilmington, DE
Sandra Jachimowski, Harrington ERA Realty, Inc., Dover, DE
Christopher Crampton, Riverstone Residential NE, LLC, Bethesda, MD
Joseph Wilson, Prudential Pen Fed Realty, Ocean City, MD
Tracy Coburn, Prudential Fox & Roach Realtors, Newark, DE
Benjamin Schandle, Weichert Realtors, Wilmington, DE
Randy Mills, Harrington ERA Realty, Inc., Dover, DE
Betty Jeffcoat, Harrington ERA Realty, Inc., Dover, DE
Stephen Tolmie, Jr, RE/MAX 1st Choice, Middletown, DE
Laura Weeks, 1st Class Properties, Dover, DE
Dianna Hernandez-Vance, Prudential Fox & Roach, Newark, DE
Nicole Meis, Keller Williams Realty, Wilmington, DE
Garth Warner, Sr., Keller Williams Realty, Wilmington, DE
Kristyann Rash, Keller Williams at the Beach, Rehoboth Beach, DE
Gail Govelitz, Sunrise Real State, Lewes, DE
Jeanne Gordy, Keller Williams Realty, Wilmington, DE
Beth Sanchez, Keller Williams Realty, Wilmington, DE
Megan Yates, Patterson-Schwartz, Hockessin, DE
Justin Taylor, Patterson-Schwartz, Hockessin, DE
Danita Ruff, Prudential Fox & Roach, Hockessin, DE
Vickie Killion, Lighthouse Realty Group, Inc., Ocean View, DE
Christopher Pottenger, Keller Williams Real Estate, West Chester, PA

By unanimous vote, the motion carried.

Review of Salesperson Applications

There were no Salespersons applications to review for July.

Review of Broker and Associate Broker Applications

The Commission reviewed both broker's applications of Irene Radziewicz. Mr. Allamong made a motion, seconded by Mr. Staton, to contingent approve Ms. Radziewicz's applications after Ms. Radziewicz submits proof that she is the signatory on the escrow accounts of both offices in PA. By unanimous vote, the motion carried.

The Commission reviewed the associate broker's application of Brandon Murray. Mr. Staton made a motion, seconded by Mr. White, to approve Mr. Murray's application. By unanimous vote, the motion carried.

The Commission reviewed the associate broker's application of Oliver Millwood II. Mr. Staton made a motion, seconded by Mr. White, to approve Mr. Millwood's application. By unanimous vote, the motion carried.

The Commission reviewed the associate broker's application of William Fincher. Mr. Staton made a motion, seconded by Mr. White, to approve Mr. Fincher's application. By unanimous vote, the motion carried.

The Commission reviewed the associate broker's application of Howard Reamer. Mr. Staton made a motion, seconded by Mr. White, to approve Mr. Reamer's application. By unanimous vote, the motion carried.

Review of Applications for Reinstatement

The Commission reviewed the application of Duvall Watson, Sr. for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Mr. McCann, to approve Mr. Watson's reinstatement application upon successful passing of the Delaware State Exam. By unanimous vote, the motion carried.

The Commission reviewed the application of Leshia Horne-Duncan for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Mr. McCann, to approve Ms. Horne-Duncan's reinstatement application upon successful passing of the Delaware State Exam. By unanimous vote, the motion carried.

The Commission reviewed the application of Cleandrae Clarke for reinstatement of a salesperson's license. Mr. Staton made a motion, seconded by Mr. McCann, to approve Ms. Clarke's reinstatement application upon successful passing of the Delaware State Exam. By unanimous vote, the motion carried.

Review of Applications for New Office

There were no new offices to review for July.

Status of Complaints

Complaint No. 02-22-13 – Assigned to Mr. Harrington
Complaint No. 02-23-13 – Assigned to Mr. Staton
Complaint No. 02-24-13 – Assigned to Mr. Whitfield
Complaint No. 02-25-13 – Assigned to Mr. Harrington
Complaint No. 02-26-13 – Assigned to Mr. Allamong
Complaint No. 02-27-13 – Assigned to Mr. White
Complaint No. 02-21-12 – Closed by DAG
Complaint No. 02-17-12 – Forward to DAG
Complaint No. 02-08-11 – Closed by DAG

Hearing Officer Recommendations

Mr. Staton made a motion, seconded by Mr. Whitfield, to approve Ms. Boates, Mr. Bolig, and Ms. Roehl's Hearing Officer Recommendations. By unanimous vote, the motion carried.

Mr. Staton made a motion, seconded by Mr. White, to withdraw the original motion. By unanimous vote, the motion carried.

Barbara Boates - Commission members reviewed the Rule to Show Cause Recommendation from the Hearing Officer with Ms. Kelly describing the sanctions. Mr. Staton made a motion, seconded by Mr.

White, to approve and amend the Hearing Officer's recommendation to a minimum suspension of 14 days or until the deficient 5 hours of acceptable credits are completed. By unanimous vote, the motion carried.

Charles Bolig – Commission members reviewed the Rule to Show Cause Recommendation from the Hearing Officer with Ms. Kelly describing the sanctions. Mr. Whitfield made a motion, seconded by Mr. White, to approve and amend the Hearing Officer's recommendation to a minimum suspension of 14 days or until the credits under module 2 or 4 in place of the Salesperson Course. By unanimous vote, the motion carried.

Denise Roehl - Commission members reviewed the Rule to Show Cause Recommendation from the Hearing Officer with Ms. Kelly describing the sanctions. Mr. Staton made a motion, seconded by Mr. White, to approve and accept the Hearing Officer's amended recommendation of no discipline. By unanimous vote, the motion carried.

Mr. Staton made a motion, seconded by Mr. White, to table the recommendations for the following until the August meeting:

Gabriel Carey
Grimly Foret
Dennis Geraghty
Shonda Kelly
Caroline Njunge
John Wigton

By unanimous vote, the motion carried.

OLD BUSINESS

Deliberations on the Proposed Real Estate Education Guidelines

Ms. Kelly stated to the Commission that there was no public or written comment. Ms. Kelly said that the issue before the Commission would be to adopt the proposed real estate education guidelines. Mr. Allamong made a motion, seconded by Mr. Staton, to approve proposed changes to the 2925 Real Estate Guidelines. By unanimous vote, the motion carried.

Deliberations on the Proposed Rules and Regulations

Ms. Kelly stated to the Commission that there was no public or written comment. Ms. Kelly said that the issue before the Commission would be to adopt the proposed rules and regulations. Mr. Allamong made a motion, seconded by Mr. Staton, to approve the proposed changes to 2900 Real Estate Rules and Regulations. By unanimous vote, the motion carried.

Discussion: Annual Seminar

The Commission reviewed the agenda for the Annual Seminar. Mr. Harrington went over what is on the attentive agenda and asked if any of the Commission members felt there needed to be anything added to the agenda. Mr. Staton didn't think the time allotted for the discussion about DNREC would be enough time for them to speak on the changes that have been made. Mr. White wanted to know what topics were going to be discussed under social networking because that could be an arrangement of topics. Mr. Allamong made a motion, seconded by Mr. McCann, to approve the annual seminar agenda with changes to add 15 minutes to the Review of DNREC's Proposed Rules and Regulations Affecting Real Estate and taking off Navigating the Delaware Real Estate Commission's Website. By unanimous vote, the motion carried.

Discussion and Review of Hearing Officer Orders

The Commission reviewed the orders for Mr. William Moore and Ms. Jennifer Behm. The Commission signed the order.

Mr. Allamong made a motion, seconded by Mr. Staton, to approve the modification to give Mr. Moore 90 days to complete the modules. By unanimous vote, the motion carried.

Mr. Staton made a motion, seconded by Mr. Brannon, to table the following orders:

Celeste Smith
Thomas McCambridge
Kevin Melloy
Patricia Cummings

By unanimous vote, the motion carried.

OTHER BUSINESS BEFORE THE COMMISSION (for discussion only)

Ms. Wagner asked the Commission what happens when a course is not available for someone that is reactivating or for the new licensee modules. The Commission stated that if someone needs a certain module that is not available they can call and see if someone would give them a private course or wait until the course becomes available.

PUBLIC COMMENT

Mr. Fortunato stated he would like to know more about the discussion on the upcoming subcommittee meeting.

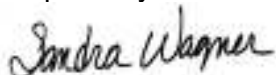
NEXT SCHEDULED MEETING

The next meeting will be held on Thursday, August 8, 2013 at 9:00 a.m.

ADJOURNMENT

Mr. Brannon made a motion, seconded by Mr. Staton, to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 11:28 a.m.

Respectfully submitted,



Sandra Wagner
Administrative Specialist III

HEARING MINUTES

HEARING – LAUREN FELTON

The Delaware Real Estate Commission held a hearing on July 11, 2013 at 9:00 a.m. in the Second Floor Conference Room A, Cannon Building, 861 Silver Lake Blvd., Suite 203, Dover, Delaware.

PRESENT: Christopher Whitfield, Michael Harrington, Sr, Andy Staton, Ricky Allamong, Vincent White, Gilbert Emory, James Brannon, Joseph McCann

ABSENT: Patricia O'Brien

PURPOSE: Propose to Deny

PRESIDING: Michael Harrington, Sr., Chairperson

BOARD STAFF: Sandra Wagner, Administrative Specialist III

DEPUTY ATTORNEY GENERAL FOR THE BOARD: Eileen Kelly, DAG

COURT REPORTER PRESENT: Vera Spitz, Wilcox and Fetzer

TIME STARTED:

Mr. Allamong made a motion, seconded by Mr. Brannon, to send a new hearing letter to Ms. Felton to grant one more option for a rescheduled hearing before the Commission. By unanimous vote, the motion carried.

The Hearing for Ms. Lauren Felton will be postponed until the August Commission meeting.

HEARING MINUTES

HEARING – JENNIFER STEIN

The Delaware Real Estate Commission held a hearing on July 11, 2013 at 9:30 a.m. in the Second Floor Conference Room A, Cannon Building, 861 Silver Lake Blvd., Suite 203, Dover, Delaware.

PRESENT: Christopher Whitfield, Michael Harrington, Sr, Andy Staton, Ricky Allamong, Vincent White, Gilbert Emory, James Brannon, Joseph McCann

ABSENT: Patricia O'Brien

PURPOSE: Propose to Deny

PRESIDING: Michael Harrington, Chairperson

BOARD STAFF: Sandra Wagner, Administrative Specialist III

DEPUTY ATTORNEY GENERAL FOR THE BOARD: Eileen Kelly, DAG

COURT REPORTER PRESENT: Vera Spitz, Wilcox and Fetzer

TIME STARTED: 9:40 a.m.

The court reporter took verbatim testimony. Ms. Kelly stated the reason for the hearing. The Commission members introduced themselves. Ms. Kelly entered documents as State exhibit 1. Ms. Stein gave her testimony to the Commission. The Commission members asked Ms. Stein questions. The Commission went off the record for deliberations at 10:00 a.m. The Commission went back on the record at 10:11 a.m. Mr. Whitfield made a motion, seconded by Mr. Staton, to grant Ms. Stein a Brokers license after the Commission's office receives the licensure histories from the other states that

Ms. Stein holds/held licenses in. By unanimous vote, the motion carried. The hearing concluded at 10:11 a.m.